

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

December 4, 2007

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Collins, Daley, Gorman, Goslin, Maldonado, Moreno, Peraica, Quigley, Schneider, Sims and Steele (16)

Absent: Commissioner Suffredin (1)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follow:

290815 LUDWIG FARM CORPORATION, Nancy and Howard Ludwig, Owners, 13305 West 131st Street, Lemont, Illinois 60439, application (No. MA-07-05; Z07089). Submitted by same. Seeking a MAP AMENDMENT from the C-8 Intensive Commercial District and R-3 Single Family District to the C-4 General Commercial District and R-6 General Residence District for 127 single family homes, 108 attached single family homes (townhomes), and 4.65 acres of commercial use Planned Unit Development (if granted under companion SU-07-09) in Section 35 in Lemont Township. Property consists of 122.42 acres, located on the north side of 131st Street, approximately 2,800 feet west of Bell Road in Lemont Township. Intended use: 127 single family home sites and 108 attached single family (townhouse) units.

Vice Chairman Murphy, seconded by Commissioner Goslin, referred the following New Application to the Zoning Board of Appeals. The motion carried unanimously.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

290816 DOCKET #8368 – B. & S. PATTERSON, Owners, Application (No. V-07-131): Variation to reduce lot area from 40,000 square feet to 25,530 square feet (existing): reduce lot width from 150 feet to 100 feet (existing): and reduce distance between principal and accessory structure from 10 feet to 3 feet (existing) for a proposed sunroom addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.52 of an acre, located on the north side of Oneida Drive, approximately 134 feet east of Monterey Avenue in Schaumburg Township, County Board District #15. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

290817 DOCKET #8370 – K. & S. KROEGER, Owners, Application (No. V-07-133): Variation to increase the floor area ratio from .15 to .19 for a proposed single family residence in the R-3 Single Family Residence District. The subject property consists of approximately 1 acre, located on the south side of Woodley Road, approximately 650 feet east of Hibbard Road in New Trier Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

290818 DOCKET #8371 – C. & M. PAPIERNIAK, Owners, Application (No. V-07-134): Variation to reduce right side yard setback from 15 feet to 10 feet for a proposed shed in the R-4 Single Family Residence District. The subject property consists of approximately 0.48 of an acre, located on the east side of Perry Drive, approximately 68 feet north of Bayer Drive in Palatine Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

290819 DOCKET #8372 – T. WILSON, Owner, Application (No. V-07-135): Variation to increase the height of a fence in the front yard from 3 feet to 6 feet to replace the fence in the R-4 single Family Residence District. The subject property consists of approximately 1.20 acres, located on the west side of Lockwood Avenue, approximately 400 feet south of 167th Street in Bremen Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Goslin, moved the approval of Communication Nos. 290816, 290817, 290818 and 290819. The motion carried unanimously.

Vice Chairman Murphy, seconded by Commissioner Steele, moved to adjourn. The motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary